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# **THE ZIMBABWE JOURNAL OF ECONOMICS**

**(Formerly The Rhodesian Journal of Economics)**

**Editors: A. M. Hawkins, J. A. C. Girdlestone and J. M. Robertson**

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TRIBAL TRUST LAND DEVELOPMENT CORPORATION LIMITED:  
RURAL DEVELOPMENT IN RHODESIA

Mr. P. Hawkins\*

Most of the other speakers have dealt with problems and solutions at national or even global level. We would like to discuss a much more limited field: that of two actual development models which are at present in operation in the TTL's of this country.

In order to explain the objectives underlying these two models we need to establish the main problems that confront rural development, with particular reference to our TTL's.

The basic problem here is a compound of the following elements -

1. The explosive population growth rate.
2. An inequitable distribution of population due to land apportionment and other historical factors (Map 1).
3. A retarded and distorted pattern of urbanisation (percentage urbanised, population structure, distribution of towns) caused by socio-political factors and an unbalanced pattern of national infrastructure (Map 2).
4. Agro-ecological factors (Map 3).
5. Subsistence farming.

Perhaps the whole problem is best summarised by the term land pressure: the specific form of over-population under subsistence agriculture - a condition which is particularly devastating in drier climates (Map 4).

The basic objective of rural development should be to assist in relieving this land pressure: whether by reducing the number of people, by intensifying their system of farming, or by modifying agro-ecological constraints. The models which we shall present are aimed at achieving one or more of these avenues of relieving land pressure.

MODEL 1 : THE SANYATI REGION

In order to explain the concept behind this development model, I would ask you to recall a textbook drawing of a biological cell: an irregular-shaped entity dominated by a nucleus, but also containing other components.

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Our model similarly consists of several components -

1. An irrigated agricultural estate.
2. An irrigation settlement scheme.
3. An embryo town.
4. An outer region.

Let me start with the region: The Sanyati-Gokwe area. During the 1960's this had become the country's leading TTL/APL cotton-growing area, and by the early 1970's, was producing a crop worth more than \$5 million per annum. Most of the region's wealth was, however, being exported, and supply and transport problems had become acute. In short, the whole development effort was in danger of collapse because it had no nucleus.

In order to rectify this, Tilcor, in July 1974, commenced bush-clearing for a 1 000 ha. agricultural estate to serve as a base for a regional nucleus. The role of the Estate was seen as being -

- A. To boost and stabilise crop production in the area.
- B. To provide developed irrigated land for expanding the irrigation settlement scheme.
- C. To be able to supply such services to the settlers as land preparation, crop spraying, extension and administration.
- D. To warrant and bear the cost of such essential infrastructure as power, a secured water supply and reasonable road access.
- E. To provide a base for resident management, thereby overcoming the Monday to Friday syndrome.

In addition the combines estate/settler development would also provide an economic focus for the region by creating employment and forming a node of intensive production, with all essential infrastructure.

By 1975, the irrigation development had made it possible to seek the support of the C.M.B. in setting up a local depot, and with their support to provide the basis for launching, for the first time, proper urban growth in a TTL.

The question then arose - How do we make a town come into being? To cut a long story short, we tackled the task as follows -

1. Delineate the Potential Region  
According to information on cotton marketing, and bus and transport routes; and based on land tenural

and physical boundaries (Map 5).

2. Assess the Regional Economy and Disposable Income  
Within the above delineation, systematically collect data on population, administrative structure, agricultural production, employment, etc., and hence arrive at an assessment of the regional economy as follows -

#### ESTIMATED REGIONAL ECONOMY

<u>Estimated Annual Expenditure (\$)</u>		<u>Estimated Annual Income (\$)</u>	
Crop Supplies at 50/ha.	1 050 000	Crop Sales	3 389 000
Crop Transport at 4/pack	300 000	Cattle Sales	38 000
Tilcor Crop Supplies and Transport	200 000	Tilcor Crop Sales	750 000
Labour:		Government, etc. Wages at 500 p.a.	1 000 000
APL full-time at 150 p.a.	41 000	Remittances at 100 p.a.	360 000
APL part-time at 67 p.a.	101 000	Part-time in European Areas at 67 p.a.	135 000
TTL full-time at 150 p.a.	112 000		
TTL part-time at 67 p.a.	135 000		
Women part-time at 67 p.a.	202 000		
Tilcor	120 000		
Average TTL Farmer's profit at 74 p.a.	1 055 000		
Average APL Farmer's profit at 1 000 p.a.	393 000		
Average Businessman's profit at 1 000 p.a.	390 000		
Employees of Businessmen at 250 p.a.	62 000		
Taxes at 2 p.a.	52 000		
School Fees at 10 p.a.	275 000		
Cash Savings at 10 p.a.	275 000		
Debt Repayment at 20 p.a.	500 000		
	<u>\$5 255 000</u>		
Unknown (Excess income Over Expenditure)	417 000		
	<u>\$5 672 000</u>		<u>\$5 672 000</u>
<u>Estimated Disposable Money (\$)</u>			
Agric. Wages	591 000		
Tilcor Wages	120 000		
Farmers' Profits	1 448 000		
Business Profits	390 000		
Business Wages	62 000		
Government, etc. Wages	1 000 000		
Remittances	360 000		
Part-time European Area Wages	135 000		
Unknown Excess Income Over Expenditure	417 000		
	<u>\$4 523 000</u>		

3. Project Probable Urban Functions and Rate of Growth  
Based on a nation-wide analysis of all TTL business leases compile approximate population threshold criteria for all common functions. Combine this information with specific needs and strengths of region to arrive at tentative projection of functions and rate of growth.
4. Invite Government and the Business Community to Take Advantage of the Opportunities Suggested by (2) and (3) above.  
This task was actually launched at an open day held at Sanyati in September 1976, when all interested parties were convened there.

h How ~~was~~ it all worked out?

- A. Delineation of Region  
Has proved to be conservative for, in terms of trading, it is reaching up to Siabuwa and Bumi.
- B. Assessment of Regional Economy and Disposable Income  
Too early to be sure but turnover in town is at the \$1 million mark after less than twelve months since initial opening.
- C. Projection of Functions and Rate of Growth  
Accurate in some details but very close overall -

Function	Event- ual No.	Exist- ing No.	Stage I 1976-78	Dec. 1977.	Stage II 1976-80	Jobs/ Function	Total Jobs/ Housing
Retail	14	3	5	5	6	16	48
Service	12	0	7	4	5	26	33
Industrial/ Wholesale	9	1	7	6	1	41	43
Admin.Social Services	9	1	2	3	6	33	40
TOTAL	44	5	20	18	19	-	166

- D. Participation by the Public and Private Sectors.  
Sluggish by Public Sector due to financial stringency but very brisk response from private sector, especially on the wholesale side, e.g. crop chemicals, fertilizers, meal, etc.

Let us pause here and consider the significance of this development. To this end we may list some of the more obvious advantages to the region as follows -

1. A saving to the local farmer of, say, \$3 - 4 per bale of cotton and equivalent savings on all grains sold.

2. A large saving in cost and an assured supply of a wide range of inputs: chemicals, stockfeeds and fertilisers.
3. A much improved range of consumer goods at very much lower prices: hence a higher standard of living.
4. Resident Conex and fertiliser company agronomists.
5. A thriving local market for produce, not only that bought by the C.M.B./G.M.B.
6. The creation, between the estate, town and settler farmers of some 800 new jobs, with a promise of more to come and of an ever-increasing range of urban opportunities.
7. The retention within the region of a proportion of the urban turnover which may now be expected to grow spontaneously.
8. The creation of an economic heart beat in the region which is the most effective way of converting the system of farming.

In short, I would suggest that this is an effective model for multi-purpose rural development, and one which attacks the problem of land pressure from several angles simultaneously. Viewed from an economic point-of-view it also represents a good investment, for a total capital cost of rather less than \$2 million, including infrastructure costs, this integrated development is achieving.

- a) An increased value of crop production from the estate and settlers of over \$1 million per annum, and a buffer against draught.
- b) The creation of 800 new jobs at an average cost of say \$2 500 per job.
- c) A benefit to the region of between \$½ - \$1 million per annum between the savings on the cost of inputs and consumer goods and the increase in the value of sales, combined with locally-retained portion of the urban turnover.
- d) A tool of inestimable but very potent force in up-grading the agriculture and standard of living of over 100 000 of our rural people.

In conclusion, I should emphasize that although this model has been developed in the most favourable setting available, it is applicable to other parts of the country - for the process is already under way elsewhere.

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PLEASE NOTE: Due to the cost involved, the five maps referred to in Mr. Hawkins' paper have not been provided. However, should interested persons wish to have copies of the maps, these can be made available by contacting the R.E.S. Secretariat (P.O. Box 1934 Salisbury : Telephone 708611) at a cost of 20 cents per map.



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